

# URBAN HAVEN

Bashundhara R/A, Block-M



"Everybody needs a sanctuary."  
Marie Kondo

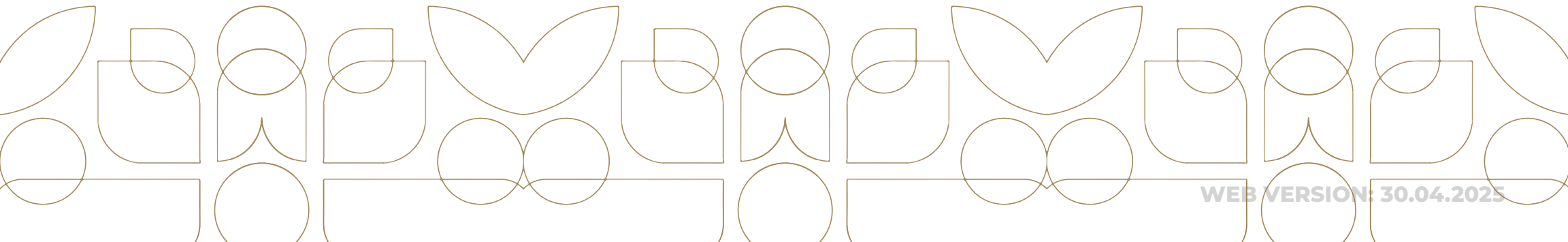




### **From the Architect's Mind**

Whenever I think of designing a home, I always take into account the location to try and see how these have an effect on the final idea that comes to my mind. The plot faces the north-west, so I wanted to design a building with two voids on the north-west and south-east corners of the structure to allow residents to enjoy the best circulation of air & stream of natural light from the outside coming in.

**Architect Abul Kalam Azad (Kafy)**







## Urban Haven **Attributes**

---

- Built over 10 katha land
- Number of floors G+9
- 1750+ to 2450+ sft Apartments
- Double-height entrance
- 3-4 bedroom homes
- RAJUK approval no:  
25.39.0000.106.33.00863.24.0905



# An Eternal Sanctuary





# Location Highlights

## EDUCATIONAL INSTITUTIONS

---

• Viqarunnisa Noon School • NSU • IUB

## HEALTH

---

• Evercare Hospital Dhaka  
• Bashundhara Eye Hospital & Research Institute

## DAILY NEEDS

---

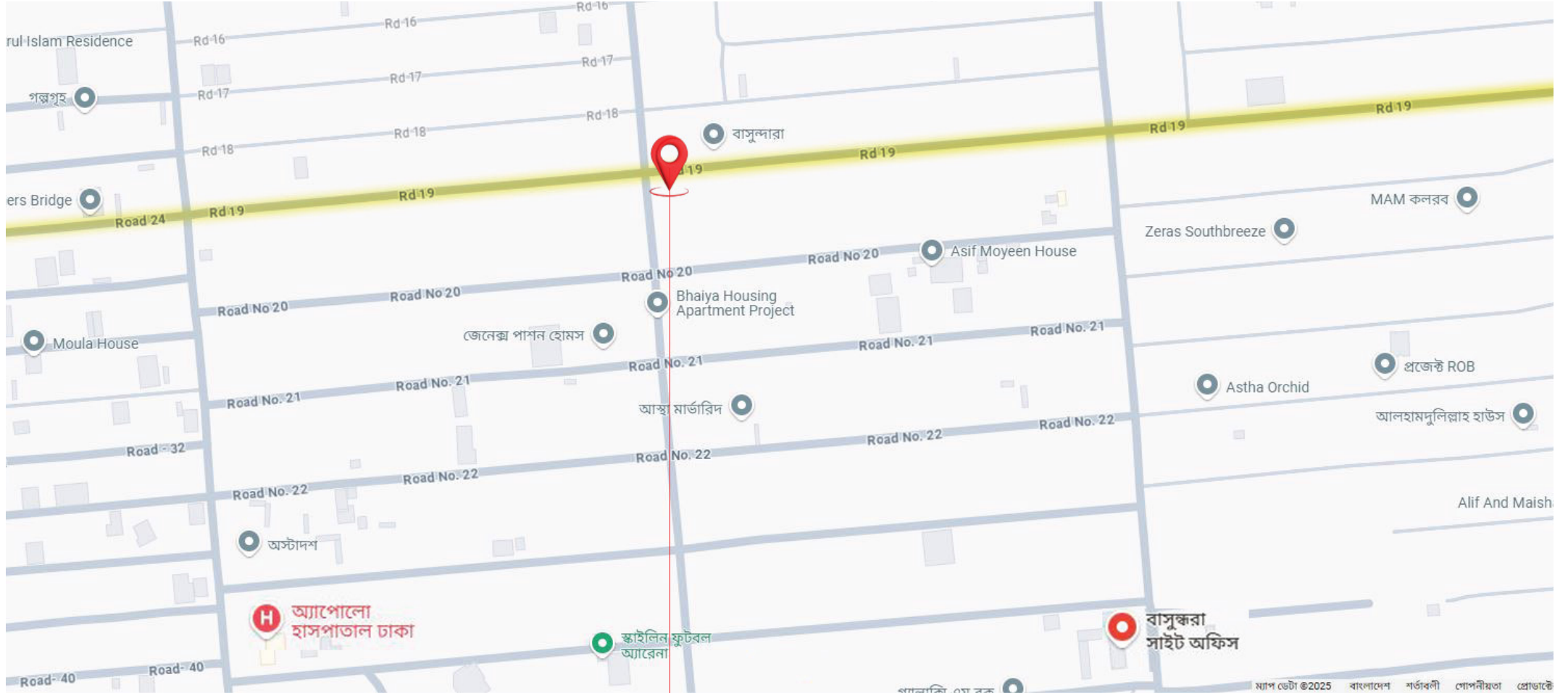
• Apon Family Mart • Shwapno

## SHOPPING MALLS

---

• Jamuna Future Park

## LOCATION MAP



## URBAN HAVEN

Plot: 2784, Road 19/A  
Block M, Bashundhara R/A

WEB VERSION: 30.04.2025









## BUILDING ENTRANCE



- Magnificent double-height entrance highlighted by greenery to invite everyone inside.
- The front elevation of the building will have a stylish combination of greenery, glass, grooves, & paint (as per design).
- CCTV monitoring system and 24/7 concierge for day/night surveillance using cameras to cover all entrance points, all lift lobbies & periphery of the building as per developer's discretion.

"Life is what you make it"  
Eleanor Roosevelt







## GROUND FLOOR

## GROUND FLOOR PLAN

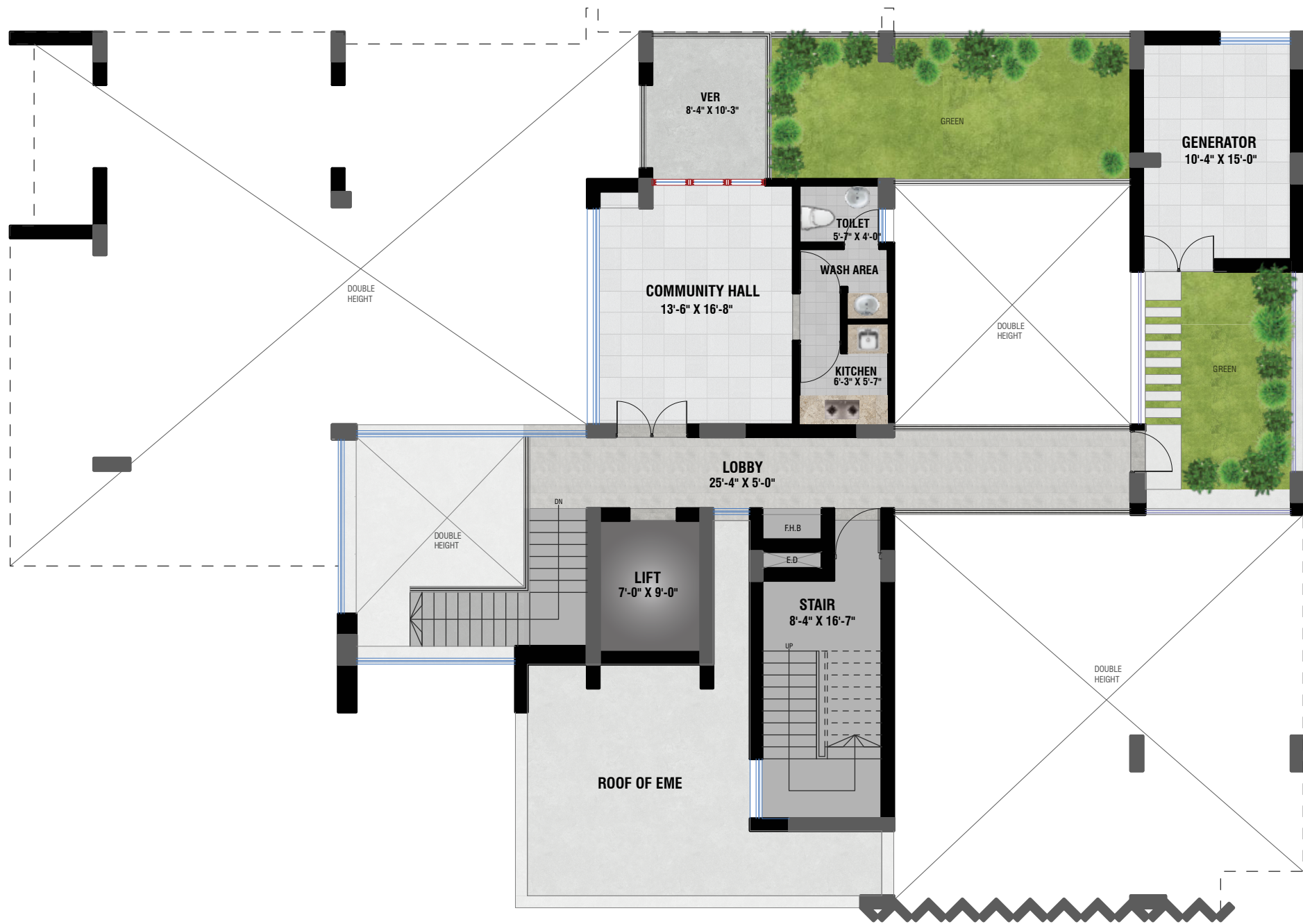


- Approach ramp & the driveway will be covered with pavement tiles (as per design).
- Car parking spaces will use pavement tiles in a variety of different combinations
- Garbage bin center at easy access point.
- Waiting lounge, outdoor plaza, caretaker room, drivers' waiting with toilet facilities.









1ST FLOOR

# 1ST FLOOR PLAN

- Community hall • Verandah • Toilet • Wash Area • Kitchen
- Vast open green courtyard

WEB VERSION: 30.04.2025



A modern garden at dusk. On the left, a large tree with green leaves is partially visible. In the center, a tree with vibrant red flowers stands on a raised concrete platform. To the right, another tree with green leaves is visible. The garden is enclosed by a glass railing. The sky is a mix of purple and pink, with a few clouds. The overall atmosphere is serene and modern.

A Moment Wrapped In *soothing steam*





TYPE : A = 2458 SFT

2ND & 3RD FLOOR

WEB VERSION: 30.04.2025

2<sup>nd</sup> & 3<sup>rd</sup> Floor Plan





TYPE : B = 1754 SFT

2ND & 3RD FLOOR

WEB VERSION: 30.04.2025

2<sup>nd</sup> & 3<sup>rd</sup> Floor Plan





TYPE : A = 2458 SFT

5TH & 7TH FLOOR

WEB VERSION: 30.04.2025

5<sup>th</sup> & 7<sup>th</sup> Floor Plan



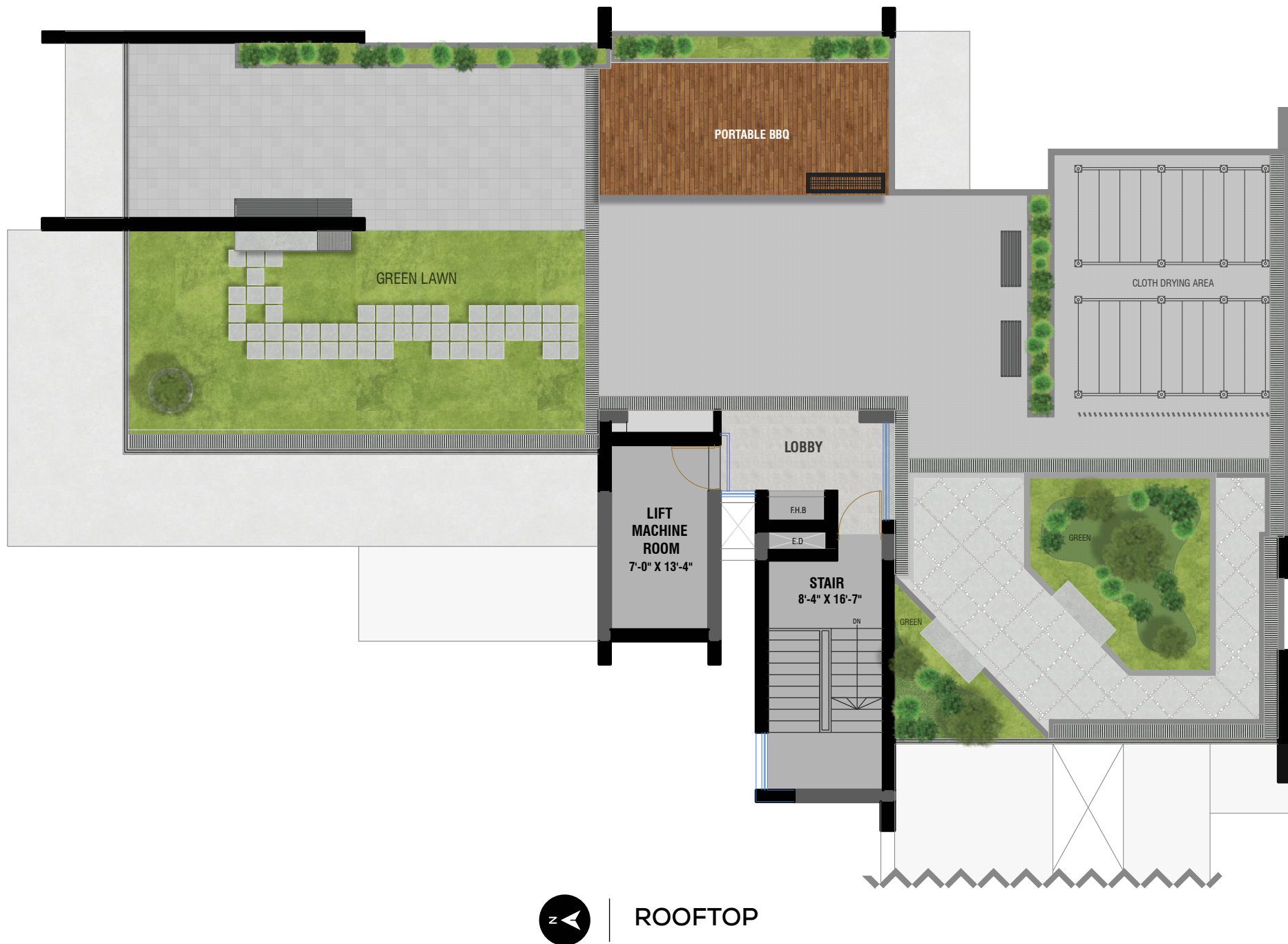
TYPE : A = 2458 SFT

4TH , 6TH & 8TH FLOOR

WEB VERSION: 30.04.2025

4<sup>th</sup>, 6<sup>th</sup> & 8<sup>th</sup> Floor Plan





WEB VERSION: 30.04.2025





## ROOFTOP



- Children's play area.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- BBQ area with portable BBQ tray.
- Beautifully landscaped rooftop garden.





## LIFT, LOBBIES & STAIRCASES

- 1 (One) Stretcher lift (from reputed international manufacturer as per developer's choice) to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor & emergency alarm, mirrors on the wall, hand phone, stainless steel mirror etching finish on the doors at the ground floor & hairline finish on other floors.
- Tiled staircase for easy maintenance & a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding windows in the stair landings to ensure light & ventilation.

**WEB VERSION: 30.04.2025**







## STATE OF THE ART APARTMENTS

**Floors:** 24" x 24" Mirror-polished imported tiles in foyer, beds, living, dining, family lounge area (if any) & all verandahs. Kitchen verandah, Utility & staff bedroom with non-slip made in Bangladesh tiles matched to the floor scheme. Concrete flooring for AC outdoor units.

**Main Door:** Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, apartment nameplate, door handle with Smart Fingerprint Access door lock, a one-way camera & 2-way voice support function

**Internal Doors:** 7' high French polished Veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms. Cylindrical lock on all internal doors.

**Sliding Doors & Windows:** Sliding glass, windows, and doors used as per plan, complete with mohair lining, rainwater barrier, and fly-proof netting.

**Basin:** Provision for one basin in the dining area.

**Security & Safety:** Safety grilles on windows & full height grille on kitchen verandahs. Fabricated sliding safety grille in verandahs as per design.

**Painting:** Smooth finished plastic paint on all internal walls & ceilings.

**Electrical:** Imported gang-type electrical switches, plug points, & other fittings. Provision for air conditioners with power points in all beds, living cum dining & family lounge (if any) areas as per electrical design. Internet connection point in dining/family lounge (if any). Staff calling-bell switch in the master bedroom. Remote control light and fan switch in living cum dining & family lounge area (if any).

**Lights:** Provision for wall brackets in all bedrooms, living, dining and common area. Appropriate lighting in all bathrooms, kitchen, staff bedroom, and verandahs.

**Cable connections:** Concealed television line in all bedrooms, living & family lounge (if any).

**WEB VERSION: 30.04.2025**



## BATHROOMS

**Door:** Wood Plastic Composite (WPC) door shutter with Teak Chamble solid door frames.

**Sanitary Ware:** Imported sanitaryware.

**C.P fittings & Accessories:** Made in Bangladesh C.P fittings & accessories.

**Shower Area:** Customized shower area with curtain rail as per design.

**Tiles:** Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.

**Countertops & Basins:** Marble countertop imported cabinet basin in the Master & 2nd bathrooms, other bathrooms will have imported pedestal basins as per developer's choice. Mirrors in all bathrooms.

**Water line:** Concealed hot & cold water lines in all bathrooms including staff bathroom.

**Staff Bathroom:** Made in Bangladesh wall & floor tiles with long pan & moving shower.



## KITCHENS

**Platform:** Granite slab in kitchen countertop.

**Wall & Floor Tiles:** Wall tiles (up to 7' height) and floor tiles made in Bangladesh.

**Water line:** Concealed hot & cold water lines.

**Sink:** Double Bowl Sink.

**Gas Connection & Detector:** LPG connection for oven/stove with gas detector connected to prevent potential fire hazards through gas leakage.

### OPTIONAL FEATURES

All optional work or additional fittings and fixtures (according to the customer's choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately. Interior design consultation with Square Feet Story is also available through bti.





## SQUARE FEET STORY

has been created to provide the following services:

- Architecture
- Interior Design\*
- Construction
- Landscaping
- 3D Visualisation

\*ask us about the interior designs of rooms  
in Urban Haven

WEB VERSION: 30.04.2025



## ADDITIONAL FEATURES

### GENERATOR

- A diesel-run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure with:
  1. Engine-Perkins/Cummins or good quality as per developer's choice.
  2. Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.

Generator will support the following:

1. Lift, water pump and lighting in common space and stairs.
2. One light and one fan point in every room, one light point in the kitchen & all bathrooms.
3. One point for the refrigerator and one point for television.

### WATER

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half a day's requirement.
- One standby water pump for emergencies.

WEB VERSION: 30.04.2025





## STRUCTURAL & GENERAL ENGINEERING

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine made concrete Hollow blocks or Reinforced Cement Concrete panels (damp treated and salinity proof) to be used as per developer's choice.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates will be screened for quality, including laboratory testing.
- Systematic testing in quality control laboratories of concrete and other completed work samples done at every stage.

WEB VERSION: 30.04.2025



## PEACE OF MIND, GUARANTEED

- Provision of proper fire protection by ensuring fire safety measures such as fire hydrant, fire alarm & extinguisher, as well as a fire escape for emergency exit with fire protected door on all floors.
- Structural integrity assured through earthquake-resistant design.
- Assurance of residents' all-round security is strictly maintained through 24/7 CCTV surveillance, concierge & intercom service.
- The usage of Concrete Hollow Blocks. Reinforced Concrete Panels in the construction enables the reduction of heat & sound, and makes the structure lightweight.
- The best after-sales service in the real-estate sector.



WEB VERSION: 30.04.2025



# Let bti work with you regarding all real estate-related services

## **Brokerage**

Buy, sell or rent your properties with our expertise.

## **Square Feet Story (SFS)**

Design your space with us through architectural design, construction, and interior design.

## **Property Security & Management (PSM)**

Get your property secured and managed along with the best-quality maintenance service.

## **bti Building Products**

Make your home sustainable with our eco-friendly building materials.

## **The Business Center (TBC)**

Now fully furnished shared office or co-working spaces are just one call away!

## **Landscapers**

With our professional landscaping services, bring the greenery to your space.

WEB VERSION: 30.04.2025

☎ 16604/+8809613191919 OR  : 01313401405



## **DHAKA OFFICE**

bti Celebration Point

Plot: 3 & 5, Road: 113/A, Gulshan, Dhaka 1212

email: [info@btibd.org](mailto:info@btibd.org)

## **CHATTOGRAM OFFICE**

bti Landmark

549/646, Zakir Hossain Road

Wireless More, West Khulshi, Chattogram.

email: [info\\_ctg@btibd.org](mailto:info_ctg@btibd.org)



## **GENERAL DISCLAIMER**

Information contained in this brochure is subject to change. The measurements are approximate. Illustrations provided are only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer or contract. Features and amenities may vary as per availability based on market prices/design requirement/price fluctuation.

**WEB VERSION: 30.04.2025**







WEB VERSION: 30.04.2025